

Draft MEETING MINUTES CITY OF MILPITAS

Meeting Minutes: Regular Meeting of the Redevelopment Agency
(Including Joint Meeting with the City Council)

Date: Tuesday, April 17, 2007

Time: 7:00 PM

Location: Milpitas City Hall Council Chambers, 455 E. Calaveras Blvd.

JOINT REDEVELOPMENT AGENCY AND CITY COUNCIL MEETING

- RA1. CALL TO ORDER** Mayor/Agency Chairman Esteves called to order the regular meeting of the Milpitas Redevelopment Agency, meeting jointly with the City Council, at 8:24 PM.
- RA2. ROLL CALL** **PRESENT:** Mayor/Chair Esteves, Vice Mayor/Vice Chair and Agency/Councilmembers Giordano, Gomez and Polanski
- ABSENT:** None
- RA 3. MEETING MINUTES** Motion: approve the Redevelopment Agency minutes of April 3, 2007, including joint meeting with the City Council, as submitted
- Motion/Second: Agency/Councilmember Giordano / Agency/Councilmember Polanski
- Motion carried unanimously: AYES: 5
NOES: 0
- RA 4. Approve Agenda and Consent Calendar** Motion: approve the agenda and Agency consent calendar (items with asterisk*)
- Motion/Second: Agency/Councilmember Giordano / Agency/Councilmember Gomez
- Motion carried by a vote of: AYES: 5
NOES: 0
- RA 5. Draft 2007-2012 CIP** City Engineer Greg Armendariz introduced the review of five year Capital Improvement Program, a comprehensive five year plan of projects involving construction, renovation, retrofitting, and improvements to public facilities. It involves Streets, Parks, Public buildings, and the city's utility infrastructure. Summary of the CIP's Funding was \$53 million for the coming five years, representing a little over \$5 million per year spending on projects. It was reviewed by various bodies including CIP Subcommittee, the PRCRC, and the Planning Commission.
- Community Improvements (8 projects), Parks (4 projects), Streets (11 projects), Water (6 projects), Sewer and Storm were the six fund group areas into which the 2007-08 CIP projects were divided, with a focus on Streets and Water in the next fiscal year, including seismic upgrades and retrofitting.
- He discussed funding for the new Senior Center planned for the existing library site on N. Milpitas Blvd. Also, he discussed the Alviso Adobe project funding, for which staff would seek outside grant resources. He provided a list of potential grant funding sources for which the City could compete. The Police Department building was noted as the least efficient building in terms of utilities, and the CIP would address it first on the list of City facilities for improved energy use.

Mayor Esteves asked staff about goals and expectations for grants for the Alviso. \$1 million to \$1.5 million in the first round of applying for grant money was not enough to fund the project. Staff also noted that Proposition 1B funds were for park renovations around the state, and might also be a source in addition to private foundations.

The Mayor expressly stated he wanted this project implemented soon, and did not want to wait ten more years for example. He wanted staff to come back with true projections for actual funding very soon, and perhaps would need to do some intermediate repair work in the interim.

Councilmember Polanski asked the dollar amount for the bridge and the repairs needed at the historical site location. The City Engineer replied \$7- \$8 million.

Councilmember Gomez stated the CIP looked great; he appreciated the amount of good information and the work it took to put it together. One thing concerned him that was going on was some "\$0" funding recommendations were given for projects. In response, staff offered to bring a list of unfunded needs at the budget hearing.

Streets

Streets resurfacing project, \$1.4 million was needed, mostly from gas tax funds. The Carlo St. & Calaveras Blvd. ramp conversion was highlighted, it could go to an expedited process with the state if the bridge costs were under \$1 million. He also noted significantly, that asphalt costs were going up, affecting project costs.

Utilities

Capacity increases needed in the future were highlighted, as called for in the MidTown and Transit Area Plans. Aging infrastructure and emergency preparedness needs drive some of the CIP work in this area. Highlighted also were the Gibraltar Reservoir and Pump Station project.

Mr. Armendariz responded to a question about well maintenance, and identified two wells in the City, for emergency use if main water supply failed in an earthquake.

Water

Five reservoirs in Milpitas that could supply two days of water throughout the city. City Engineer provided seismic strategies for utilities to operate after an earthquake, with retrofitting among other focused activity.

Senior Center

The latest review of the CIP yielded the following proposal to find some funding for the 25,000 sq. ft. center proposed:

CIP reprogram:	\$2,450,000
1997 RDA Bonds interest earned :	\$650,000
City Hall lawsuit settlement:	\$2,400,000 (RDA funds)

Total	\$5,500,000 possible funding
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Councilmember Gomez believed that Projects were divided into three categories: have to do, should do, and would like to, so he asked what were the identified projects suggested to be put off until future years, in the first category?

City Manager Williams noted that the delay of any street resurfacing of pavement might affect the Pavement Condition Index rating in future years.

Vice Mayor Livengood inquired about parking, relative to the newest plan for an expanded Senior Center. Staff acknowledged problems with parking which would continue.

Parks and Recreation Director Bonnie Greiner noted as a correction to Mr. Livengood, that this money proposed out of the CIP would not take care of parking challenges anticipated. Staff would have to be very specific with scheduling to alleviate parking situations.

Consultant Janet Tam addressed the parking question. She reported that studies show that on the weekends would be when the problem of not enough parking availability would be most acute.

Vice Mayor Livengood was not opposed to the expanded Senior Center project, but could not proceed if there was a problem with not enough parking. He sought answers as to where visitors were going to park. He asked everyone to keep a close eye in next few weeks on Town Center, and parking at City facilities to determine if a new pattern emerged.

City Manager Williams commented perhaps a one way eastbound should be reviewed.

Councilmember Polanski commented that when a meeting was held at City Hall while library was open, with a large turnout in the Council Chambers then folks must look for parking. She further discussed challenges parking

Mayor Esteves asked if the current underground City Hall parking garage could be made available for the users of the new Senior Center. The City Manager responded possibly, and staff could look into that possibility.

Councilmember Gomez asked on Summary-4 page of the CIP, how many projects generate tax increment? City Engineer noted it was hard to identify within projects, but was mostly zero. He next inquired on the cable access facility, was there maintenance cost included in the CIP and Mr. Bill Marion replied yes, from Comcast franchise fees funding to cover the CIP. Mr. Gomez wanted a list of unfunded needs at next CIP review.

Mayor Esteves made the suggestion to build a median on Milpitas Blvd, from Jacklin north, and the City Engineer replied in was in the 5th year of the CIP.

Councilmember Gomez felt on the street improvements, he did not find any recommended reconstruction, only resurfacing. Staff responded that was correct.

Mayor Esteves thanked the City Engineer and staff for a good comprehensive CIP.

Councilmember Polanski responded that on expanding the Senior Center project and the recommendation on the Singley Phasing project (putting that off into future) she was uncomfortable with it. Mayor Esteves clarified that the City would need to abstain from the Singley project if staff recommendation was approved.

Councilmember Giordano felt now was the opportunity to build the additional portion of the new Senior Center, and recalled the vote at the last meeting. The Mayor agreed with Ms. Giordano. No parking was painful, but no more than 100 seniors at lunch time was not adequate, even currently. Parking solutions must be found, he stated.

Vice Mayor Livengood compared the Senior Center scenario to, if a developer came in, and said please approve my project even though it was short of parking spaces (as was not done in the City). So, with a huge amount of parking needed, he was still interested in the expanded project proposal, but only once the staff returns with recommended parking solutions.

Councilmember Polanski asked why Council needed to know by May 1 on the parking issue? Consultant Ms. Tam responded the plan was to start construction end of 2008, and working backwards, the schedule demanded it.

(1) Motion: approve CIP 2007-2012, tentatively approve expansion of the new Senior Center with a \$16.5 million budget, with \$5.5 million from the staff recommendations excepting the Singley paving project (\$ 1 million less), and contingent upon return to Council with a parking plan for the Senior Center by May 1 along with other funding sources; and including the Alviso Adobe project specific funding plan

Motion/Second: Agency/Councilmember Giordano/ Mayor/Chair Esteves

Councilmember Gomez stated that the City could not move forward until it had the parking garage plan.

Councilmember Polanski did not believe Council had to approve the whole CIP as presented tonight, it could wait, and she felt if they were deciding at this meeting, it was rushing the vote on the important CIP overall.

Mayor Esteves commented further on the motion he had seconded.

Councilmember Polanski felt the City Council could wait until May 1.

Motion failed by a vote of: AYES: 2 (Esteves, Giordano)
NOES: 3

(2) Motion: approve the proposed \$11 million new Senior Center CIP, City staff must return to the Agency/Council on May 1 with a report on how the expanded Senior Center proposal could be accommodated including where parking would be located for the appropriate number of Center visitors; accept part of the staff recommendation for the increased funding (\$4.5 million only) with none from the Singley CIP, and continue seeking solutions for full funding.

Motion/Second: Vice Mayor Livengood/Councilmember Gomez

Motion carried unanimously: AYES: 5
NOES: 0

City Council then took a break upon conclusion of the Agency's business discussion, at 10:01PM.

*** RA 6.** Owner Participation Agreement with MIL Aspen Associates

Adopted Resolution No. RA 281 approving the execution of an Owner Participation Agreement with MIL Aspen Associates, a California Limited Partnership, and related documents with certain findings.

*** RA 7.** Agreement amendment with Brian Kangas Foulk

Approved Amendment No. 1 to the agreement with Brian Kangas Foulk Engineers for Project No. 8165 in the amount of \$50,000, subject to approval as to form by the City Attorney.

*** RA 8.** Partial Certificate of Completion for Residential Units for KB Home, Project No. 3160

Authorized the Agency Executive Director to execute the Partial Certificate of Completion for certain residential units for KB Home Terra Serena Project No. 3160, subject to approval of the City Attorney as to form.

RA 9. ADJOURNMENT

Mayor/Chair Esteves adjourned the Redevelopment Agency meeting at 10:13 PM.

Submitted by:

Mary Lavelle, Agency Secretary/City Clerk